
RECORD OF PROCEEDINGS

**Minutes of the Meeting
Of the Design Review Committee of the
Cotton Ranch Homeowners' Association
November 22, 2016**

A Meeting of the Design Review Committee of the Cotton Ranch Homeowners' Association, Eagle County, Colorado, was held November 22, 2016. The meeting was held at the Gypsum Public Library, 47 Lundgren Blvd. Gypsum, Colorado, in accordance with the applicable statutes of the State of Colorado.

Attendance

The following Directors were present and acting:

- Dave Collins
- Chris Meister
- Tim O'Brien
- Mark Lehman

Also in attendance were:

- Leah KS Mayer
- Cindy Meister
- Steve Forster

Call to Order

The Meeting of the Design Review Committee of the Cotton Ranch Homeowners' Assoc. was called to order at 6:05 p.m.

Minutes

The Committee reviewed the minutes of the August 24, September 7, September 21, & September 28, 2016 DRC meetings.

The only comment was on the September 7 meeting. Chris Meister asked that a note be added regarding the stucco belly band and 6x6 posts being used on his home.

Upon a motion duly made and seconded, it was

RESOLVED to approve the minutes from the meetings on August 24, September 21, & September 28, 2016.

Upon a motion duly made and seconded, it was

RESOLVED to approve the minutes from the meetings on September 7, 2016 with the above revision.

RECORD OF PROCEEDINGS

COTTON RANCH HOMEOWNERS' ASSOCIATION DESIGN REVIEW COMMITTEE November 22, 2016 Meeting Minutes

Landscape Modification – 240 Black Bear, Lot 32

Richard Fitzgerald, Owner

The homeowner proposes to regrade the rear yard to open up the existing window well on the west side of the home.

Discussion centered on keeping the newly graded area as natural looking as possible and keeping the drainage on the site. It should not be directly transferred into the neighbor's yard. The new grading will occur on his own property only. There may be some change to the appearance of the hillside from the golf course, but as long as it appears natural and not abrupt, this is acceptable to the committee.

Grading may occur this year and the landscaping will be completed in the Spring.

Upon a motion duly made and seconded, it was

RESOLVED to approve the new grading and landscape design at the rear yard as discussed at 240 Black Bear.

New Home – 121 Talus, Lot 1C

Chris Meister, Owner

The previous review of this home was pre-preliminary and no official approval was granted. This submission is for final approval. The town has designated that this lot's address to on Talus instead of Enclave. Chris responded to the administrator's written comments with his own response letter, which was reviewed at the meeting.

A variance for the driveway will be granted because the home cannot be set further back from the street and there is little room for additional maneuvering area. The driveway will be allowed to be 25 feet wide at the street. Chris will review having gravel or other porous material at the driveway edges which can be used to drive over since there is no curb on this portion of Talus.

Fences cannot be placed in the setback. Mulch instead of gravel is acceptable as the drip edge around the home,

Stucco was approved as a material on the majority of the home, however, this is not consistent with most of the other homes in Sky Legend or the

RECORD OF PROCEEDINGS

COTTON RANCH HOMEOWNERS' ASSOCIATION
DESIGN REVIEW COMMITTEE
November 22, 2016 Meeting Minutes

guidelines. As a compromise, a three color scheme was discussed: the wall color below the roof line (color 1), the walls above the roofline (color 2) and trim (color 3).

The windows on the rear elevation will be adjusted to align with the major window in the gable. The trapezoid window in the major gable is not consistent with the guidelines. This will be allowed with a horizontal row of windows below and a single triangle above, but a rectangle grouping of windows is more appropriate.

Bay window on South elevation will not be a standard bay window unit, but will be a constructed pop-out. Corbels will be underneath pop-out. Details should be provided for review.

Window mullions must be added to the home design. Chris will propose mullions and let the committee review. It is acceptable for them not to be in every window, but a rationale should be proposed by the owners.

The soffits will be sloped (not flat) and be stained T&G. All exposed concrete will be painted. Large areas (under the belly band, for instance) will have stucco applied.

Deck details were discussed, but pictures and plans were not provided at the meeting. A base and cap should be provided on all the wood posts. Minimum sizes should be per the guidelines.

All items discussed at the meeting and the comment letters should be added to the drawings.

Outstanding items include: construction details, construction management plan, exterior materials/colors, garage door design, exterior lighting. These items must be submitted for review.

Upon a motion duly made and seconded, it was

RESOLVED to approve the final design for the new home design at 121 Talus with additional information to be reviewed including, window design, deck & all construction details.

RECORD OF PROCEEDINGS

COTTON RANCH HOMEOWNERS' ASSOCIATION DESIGN REVIEW COMMITTEE November 22, 2016 Meeting Minutes

Year End Review for Compliance

The following minor projects have been completed. Draft approval letters were reviewed and approved for the following:

- 395 Black Bear – landscaping modifications
- 370 Whitetail – new gutters
- 405 Timberwolf – new paint
- 130 Mara Court – new garage doors
- 308 Legend – new paint
- 35 Sky Mountain – new paint
- 94 Talus – new paint

Upon a motion duly made and seconded, it was

RESOLVED to approve the final compliance for the above referenced projects in Cotton Ranch.

Design Review Guideline Revisions

This issue was not discussed due to the meeting running long.

New Business

A prospective homeowner asked whether modular homes could be installed in Cotton Ranch. The committee members said as long as the guidelines are followed and the fact that it is a modular home is not apparent when it is complete, it could be acceptable. L. Mayer will share the Chatfield corners guidelines on this issue.

Adjournment

Upon motion duly made and seconded, it was unanimously

RESOLVED to adjourn the meeting of the Cotton Ranch Homeowners' Association Design Review Committee this 22nd day of November, 2016.

Respectfully submitted,

Leah KS Mayer, Secretary for the meeting